

City Council



P25-20

June 23, 2025



Owner: Phoenix Global Support, LLC

Applicant: Cynthia Smith

Request: M(P)CU to LI

Location: Unaddressed Parcel (Located at the end of Bridgewood Drive
off of Airport Road)

Acreage: 12.53

District: 2 – Malik Davis

REID #: 0435253050000





Aerial

Case #: P25-20

REQUEST: Rezoning M(P) CU to LI

LOCATION: 0 No Address
0435253050000

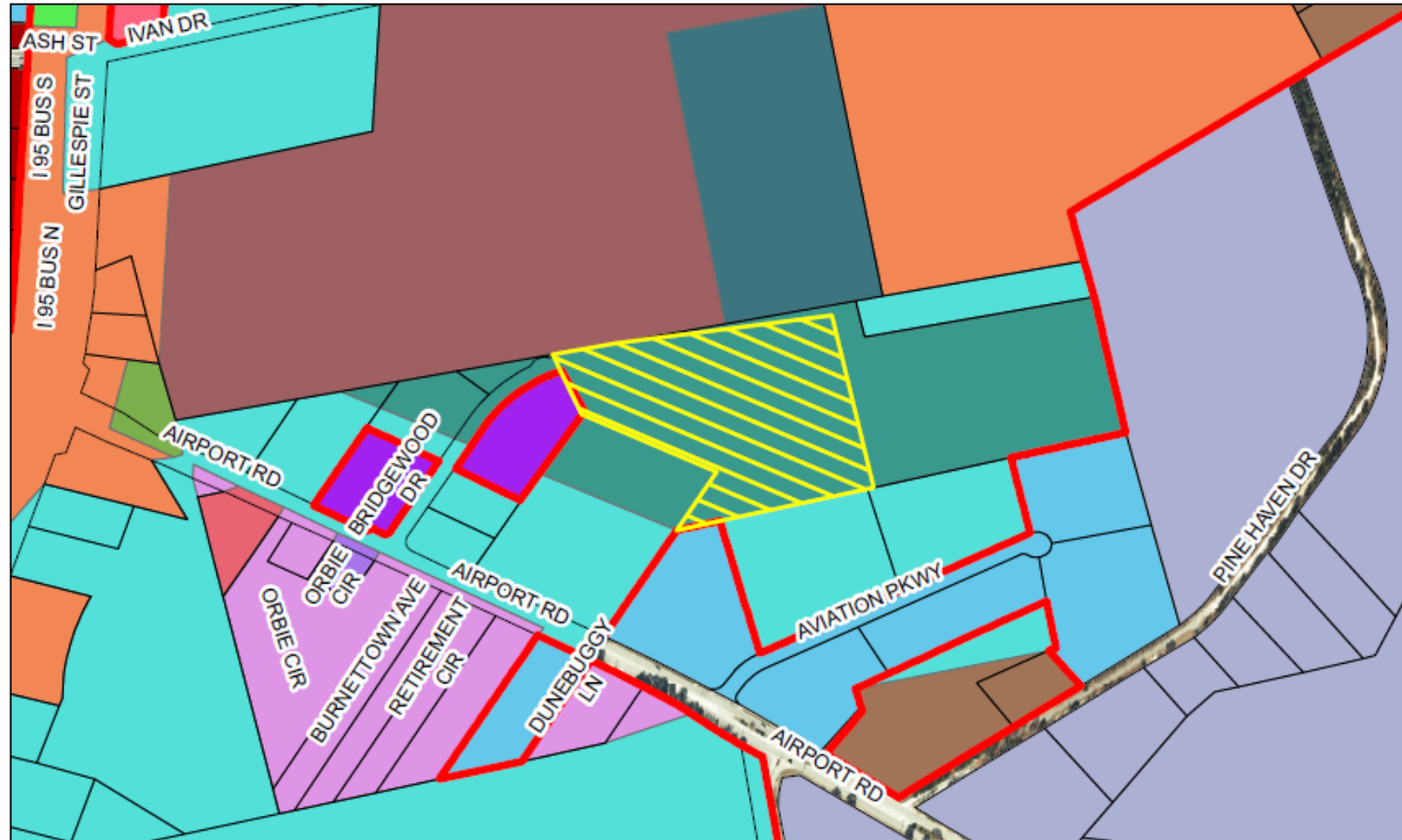


P25-20

City Boundary

Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.





Zoning

Case #: P25-20

REQUEST: Rezoning M(P) CU to LI

LOCATION: 0 No Address
0435253050000

P25-20

City Boundary

CC - Community Commercial

HI - Heavy Industrial

LC - Limited Commercial

LI - Light Industrial

M/A - Military/Airport

C2P

CP

CPCU

CPCUD

HSP

MP

MPCU

R10

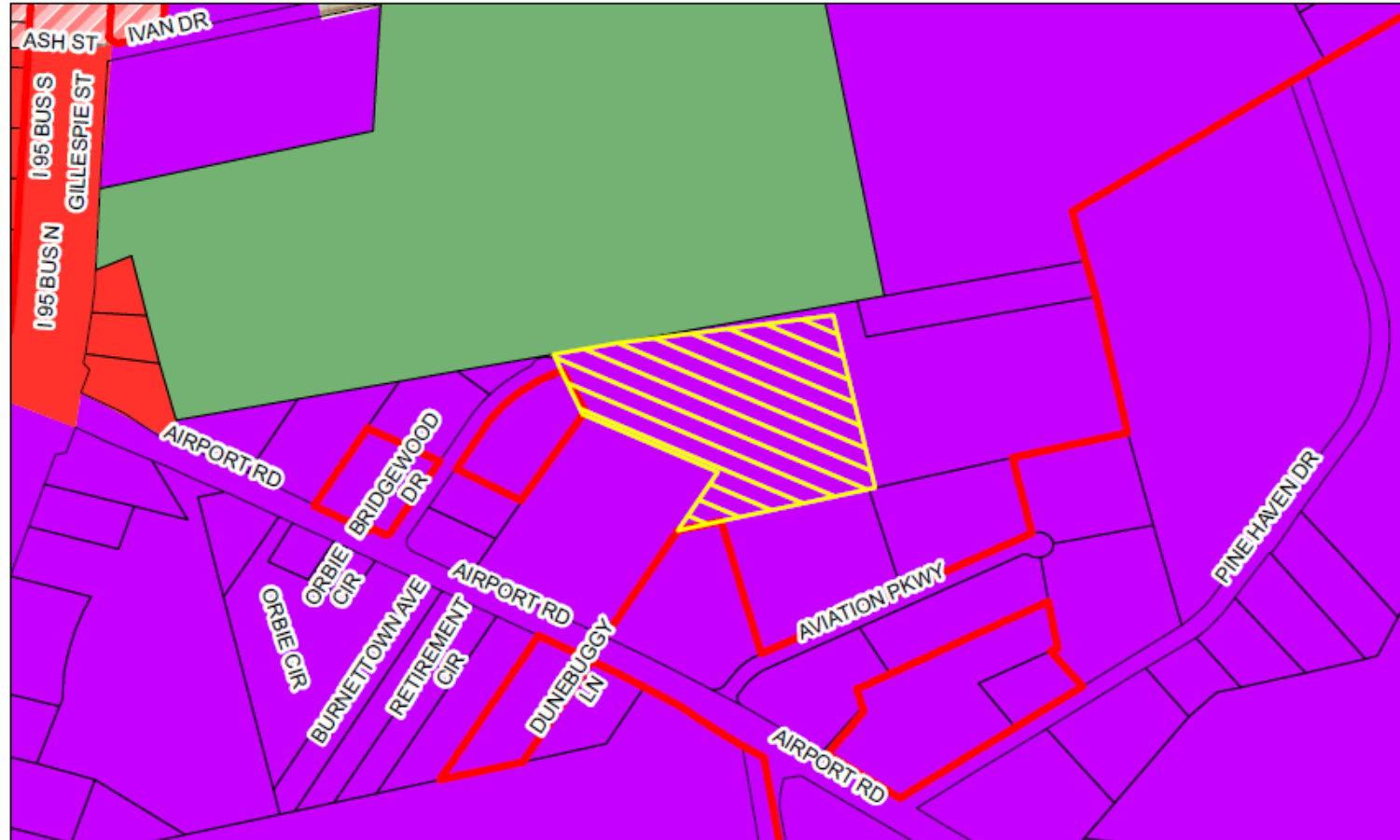
R5A

R6A

RR

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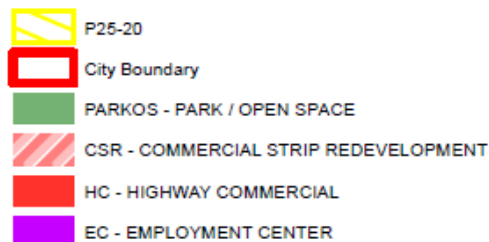


Future Land Use

Case #: P25-20

REQUEST: Rezoning M(P) CU to LI

LOCATION: 0 No Address
0435253050000



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Rezoning Summary:

- Rezone ± 12.53 acres from County M(P)CU to City LI
- Located within an Industrial/Employment Center Designation
- Intended for manufacturing, warehousing, and distribution uses

Policy Alignment:

- **Goal #2:** Promote compatible economic development
- **LU-2.1 & LU-2.2:** Encourage industrial uses near transportation with minimal land use conflict
- **LU-1.4:** Aligns with annexation requirements for city services
- **LU-1.6:** Utilities available; follows infrastructure-led development

Context:

- Surrounded by vacant or industrial land
- Adjacent to FedEx, Averitt Express, and Phoenix Global Support

Conclusion:

- Avoids leapfrog or strip-style development
- Reinforces regional employment growth
- Logical and strategic fit within Fayetteville's long-term vision



The Zoning Commission and Planning Staff recommend that the City Council approve the proposed map amendment to the Light Industrial (LI) zoning district based on the following findings:

- **Policy Consistency:** Aligns with the 2040 Future Land Use Plan and the Unified Development Ordinance
- **Contextual Appropriateness:** Compatible with adjacent industrial, commercial, and logistics operations
- **Public Interest:** No foreseeable adverse impacts; promotes targeted job creation and infrastructure efficiency.

1. **Motion to Approve as Presented (Recommended):** Approve the proposed rezoning to LI based on consistency with the adopted Future Land Use Plan and the findings outlined in the Consistency and Reasonableness Statement.
2. **Motion to Approve with a More Restrictive Zoning Classification:** Approve a more restrictive district while maintaining consistency with the Future Land Use Plan, subject to an amended Consistency and Reasonableness Statement.
3. **Motion to Deny the Map Amendment:** Deny the rezoning based on a finding that it is inconsistent with the Future Land Use Plan and does not align with the City's land use goals.



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